

**336 700 €**

**Contact agency**  
**L'Opportunité Immobilière**

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**For sale ideal investor**

**3 rooms**

**Surface : 43 m²**

**View :** Port

**Standing :** residential

**Features :**

lift, double glazing, gated, AIR  
CONDITIONING, POOL

2 bedroom

1 terrace

1 bathroom

1 shower

1 WC

1 garage

**Energy class (dpe) :** D

**Emission of greenhouse gases (ges) :** A

Document non contractuel



### Ideal investor 78 Antibes

Facing the prestigious Port Vauban, just a few steps from the authentic charm of Old Antibes, its picturesque shops and lively restaurants, discover this magnificent 2/3 room apartment. Beautiful 2/3 room apartment of 43.89 m², accommodating up to 7 beds + terrace of approximately 8 m², facing the port. The apartment consists of a living room with equipped kitchen, double bedroom, closed cabin with bunk beds, bathroom, shower room, toilet, living room. Closed garage, accessible by elevator in the covered parking lot. Prestigious residence with swimming pool, jacuzzi and a magnificent garden. Apartment sold rented via a commercial lease guaranteeing an annual rent of €15,252 excluding tax + current charges and housing tax paid. Rent can be fully tax-deductible thanks to the tax advantage of furnished accommodation. Possibility for the owner to occupy the property for several weeks during the year (contact us). Constraint-free management. Ideal for investors looking to build a high-quality real estate portfolio and benefit from an exceptional location in Antibes.

**Fees and charges :**

Annual current expenses 4 887 €

Well condominium

215 lots in the condominium 336 700 € fees included

